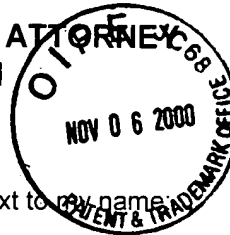


#3

**SOLE DECLARATION AND POWER OF ATTORNEY
FOR PATENT APPLICATION**



As the below named inventor, I hereby declare that:

My residence, post office address and citizenship is as stated below next to my name

I believe I am the original, first and sole inventor of the subject matter which is claimed and for which a patent is sought on the invention entitled:

METHOD AND APPARATUS FOR NEGOTIATING A REAL ESTATE LEASE USING A COMPUTER NETWORK

the specification of which

☒ is attached hereto.

☒ was filed on 7/5/00 as Application Serial Number 09/610,005.

I hereby state that I have reviewed and understand the contents of the above identified specification, including the claims, as amended by any amendment referred to above.

I acknowledge the duty to disclose information which is material to patentability in accordance with Title 37, Code of Federal Regulations, § 1.56.

Prior Foreign Application(s)

I hereby claim foreign priority benefits under Title 35, United States Code, § 119(a)-(d) or 365(b) of any foreign application(s) for patent or inventor's certificate, or 365(a) of any PCT international application which designated at least one country other than the United States of America, listed below and have also identified below any foreign application(s) for patent or inventor's certificate having a filing date before that of the application on which priority is claimed:

Country	Application Number	Date of Filing (day, month, year)	Date of Issue (day, month, year)	Priority Claimed Under 35 U.S.C. § 119	Certified Copy Attached
				N/A	N/A

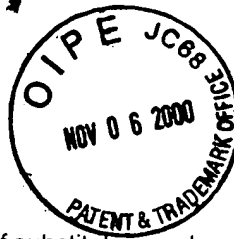
Prior United States Application(s)

I hereby claim the benefit under 35 U.S.C. 119(e) of any United States provisional application(s) listed below:

Application Number(s)	Filing Date (MM/DD/YYYY)	<input type="checkbox"/> Additional provisional application numbers are listed on a supplemental priority data sheet PTO/SB/02B attached hereto.
N/A		

I hereby claim the benefit under Title 35, United States Code, § 120 of any United States application(s) listed below and, insofar as the subject matter of each of the claims of this application is not disclosed in the prior United States application in the manner provided by the first paragraph of Title 35, United States Code, § 112, I acknowledge the duty to disclose material information as defined in Title 37, Code of Federal Regulations, § 1.56 which occurred between the filing date of the prior application and the national or PCT international filing date of this application:

Application Serial Number	Date of Filing (Day, Month, Year)	Status Patented, Pending, Abandoned
N/A		



Power of Attorney

And I hereby appoint, both jointly and severally, as my attorney with full power of substitution and revocation, to prosecute this application and transact all business in the U.S. Patent and Trademark Office connected herewith as well as before any office or agency of a foreign country or any international organization in connection with any foreign counterpart application claiming priority to this application, including the power to appoint agents and local representatives in connection with such foreign applications, the following attorneys of Banner & Witcoff, their registration numbers being listed after their names:

ALTHER, Robert F.	31,810	HEMMENDINGER, Lisa M.	42,653	MOTTLEY, Darrell G.	42,912
BANNER, Donald W.	17,037	HONG, Patricia E.	34,373	NELSON, Jon O.	24,566
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BANNER, Pamela I.	33,644	HYMEL, Lin J.	45,414	PATEL, Binal J.	42,065
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BERGHAMMER, Joseph J.	46,057	KAGAN, Sarah A.	32,141	PETERSON, Thomas L.	30,969
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BUROW, Scott A.	42,373	KLEIN, William J.	43,719	PRATT, Thomas K.	37,210
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CHANG, Steve S.	42,402	LINEK, Ernest V.	29,822	RESIS, Robert H.	32,168
COHAN, Gregory J.	40,959	MALONE, Dale A.	32,155	RIVARD, Paul M.	43,446
COOPERMAN, Marc S.	34,143	MANNAVA, Ashok K.	45,301	ROBINSON, Douglas W.	32,751
CURTIN, Joseph P.	34,571	MAPLE, Marie-Claire B.	37,588	SCHAD, Steven P.	32,550
DAVID, Michael	44,642	MAY, Steven A.	44,912	SHIFLEY, Charles W.	28,042
DeMOOR, Laura J.	39,654	McDERMOTT, Peter D.	29,411	SHULL, Jason	47,085
EVANS, Thomas L.	35,805	McKEE, Christopher L.	32,384	SKERPON, Joseph M.	29,864
FEDOROCHKO, Gary D.	35,509	McKIE, Edward F.	17,335	STOCKLEY, D. J.	34,257
FERGUSON, Catherine A.	40,877	MEDLOCK, Nina L.	29,673	VAN ES, J. Pieter	37,746
FICKLER, Debra A.	46,699	MEECE, Timothy C.	38,553	WITCOFF, Sheldon W.	17,399
FISHER, Daniel E.	34,162	MEEKER, Frederic M.	35,282	WOLFFE, Franklin D.	19,724
FISHER, William J.	32,133	MILLER, Charles L.	43,805	WOLFFE, Susan A.	33,568
GLEBOCKI, Christopher R.	38,800	MITRIUS, Janice V.	43,808	WRIGHT, Bradley C.	38,061
HANLON, Brian E.	40,449	MORENO, Christopher P.	38,566		

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I hereby declare that all statements made herein of my knowledge are true and that all statements made on information and belief are believed to be true; and further that these statements were made with the knowledge that willful false statements and the like so made are punishable by fine or imprisonment, or both, under 18 U.S.C. 1001 and that such willful false statements may jeopardize the validity of the application or any patent issuing thereon.

Signature  Date 10/19/2000

Full Name of
Sole Inventor DONAHUE John J.

Residence Melrose, MA 02176

Citizenship USA

Post Office
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Applicant or Patentee: John Jay Donahue

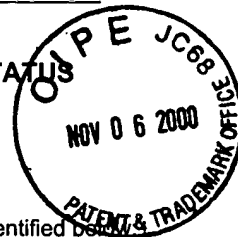
Attorney Docket #: 11684.00003

Serial or Patent No.: 09/610,005

Filed or Issued: July 5, 2000

For Application Titled: METHOD AND APPARATUS FOR NEGOTIATING A REAL ESTATE LEASE USING A COMPUTER NETWORK

**VERIFIED STATEMENT (DECLARATION) CLAIMING SMALL ENTITY STATUS
(37 C.F.R. "1.9(f) AND 1.27(c)) C SMALL BUSINESS CONCERN**



I hereby declare that I am:

- ☒ the owner of the small business concern identified below;
☐ an official of the small business concern empowered to act on behalf of the concern identified below

NAME OF CONCERN: J.J. Donahue & Company

ADDRESS OF CONCERN: 101 Federal Street, Suite 1900, Boston, MA 02110

I hereby declare that the above-identified small business concern qualifies as a small business concern as defined in 13 CFR "121.3-18, and reproduced in 37 CFR '1.9(d), for purposes of paying reduced fees under "41(a) and (b) of Title 35, United States Code, in that the number of employees of the business concern (including those of its affiliates) does not exceed 500 persons. For purposes of this Statement: (1) the number of employees of the business concern is the average over the previous fiscal year of the business concern of the persons employed on a full-time, part-time, or temporary basis during each of the pay periods of the fiscal year; and (2) business concerns are affiliates of each other when either directly or indirectly one business concern controls or has the power to control the other, or a third party or parties controls or has the power to control both.

I hereby declare that rights under contract or law have been conveyed to and remain with the small business concern identified above with regard to the invention entitled: METHOD AND APPARATUS FOR NEGOTIATING A REAL ESTATE LEASE USING A COMPUTER NETWORK

by inventor(s) John J. Donahue

described in ☐ the specification filed herewith.

☒ application serial no. 09/610,005 filed 7/5/00
☐ patent no. _____ issued _____

If the rights held by the above-identified small business concern are not exclusive, each individual, concern or organization having rights to the invention is listed below and no rights to the invention are held by any person, other than the inventor, who could not qualify as a small business concern under 37 CFR '1.98 or by any concern which would not qualify as a small business concern under 37 C.F.R. '1.9(d) or a nonprofit organization under 37 C.F.R. '1.9(e). NOTE: Separate verified statements are required from each named person, business concern or organization having rights to the invention averring to their status as small entities. (37 CFR '1.27)

FULL NAME n/a ☐ INDIVIDUAL
ADDRESS _____ ☐ SMALL BUSINESS CONCERN
_____ ☐ NONPROFIT ORGANIZATION

FULL NAME n/a ☐ INDIVIDUAL
ADDRESS _____ ☐ SMALL BUSINESS CONCERN
_____ ☐ NONPROFIT ORGANIZATION

I acknowledge the duty to file, in this application or patent, notification of any change in status resulting in loss of entitlement to small entity status prior to paying, or at the time of paying, the earliest of the issue fee or any maintenance fee due after the date on which status as a small entity is no longer appropriate. (37 CFR '1.28(b))

I hereby declare that all statements made herein of my own knowledge are true and that all statements made on information and belief are believed to be true; and further that these were made with the knowledge that false statements made willfully are punishable by fine, imprisonment, or both a fine and imprisonment under Section 1001 of Title 18 of the United States Code; and further that false statements made willfully may jeopardize the validity of the application, of any patent issuing thereon, or any patent to which this verified statement is directed.

NAME OF PERSON SIGNING John J. Donahue

TITLE OF PERSON (other than owner) Owner

ADDRESS OF PERSON SIGNING 101 Federal Street, Suite 1900, Boston, MA 02110

SIGNATURE

DATE

10/19/2000